



20210901000426780 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
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PREPARED BY: David C. Skinner, 1025 23rd Street South; Suite 103 Birmingham, AL 35205; (205) 871-9566.	The Parties to this instrument may appoint a Custodian of this and any other Company records. This Instrument and all collateral documents or instruments in any way related to this Instrument, including, without limitation, amendments, reports, accountings, etc., may be archived on computer readable media without the necessity for any individual or entity to retain or maintain an "original" signed copy of any such instrument. A copy of any instrument printed from a digital image of an "original" shall be treated as an original in all respects subject to confirmation by the Custodian that the "printing" in question is true and accurate in all respects. The Company and every signatory of this instrument hereby releases and discharges the Custodian of any liability whatsoever and arising by reason of his/its status as Custodian to include the loss of records under any circumstances whatsoever and the Company and every signatory shall defend, indemnify and hold such Custodian harmless, of and from, any claims, losses, costs, damages or expenses of any nature whatsoever and in any way related to or arising from the status of such individual or entity as Custodian or his/its activities as such Custodian.
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County of Shelby
State of Alabama

Easement

Date: As of January 1, 2021

Grantor (Servient Estate): Bent Tree Lane Development LLC

Grantee (Dominant Estate): Cooper F. Johnson and Christianna Brooke Childs Johnson

Grantor, for \$10.00 and other good and valuable consideration, to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells and conveys, a non-exclusive, easement appurtenant to Grantee, its successors, heirs and assigns over Grantor's interest in that Property described as follows:

Servient Estate:

Lot 3 of Bent Tree Lane Subdivision as recorded in Map Book 53, Page 12 in the Office of the Judge of Probate Shelby County, Alabama and is situated in the South one-half of Section 14, Township 19 South, Range 2 West and in the North one-half of Section 23, Township 19 South, Range 2 West.

Dominant Estate:

Lot 4 of Bent Tree Acres as recorded in Map Book 23, Page 128 in the Office of the Judge of Probate Shelby County, Alabama and is situated in the South one-half of Section 14, Township 19 South, Range 2 West and in the North one-half of Section 23, Township 19 South, Range 2 West.

Easement Description:

An easement over and across Lot 3 of Bent Tree Lane Subdivision as recorded as Map Book 53, Page 12 in the Office of the Judge of Probate Shelby County, Alabama and is situated in the South one-half of Section 14, Township 19 South, Range 2



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West and in the North one-half of Section 23, Township 19 South, Range 2 West.
Said easement being more particularly described as follows.

Begin at a set capped rebar stamped (GSA) marking the Southeast corner of Lot 3 of afore mention Subdivision, said point also lying on the East line of Lot 4 of Bent Tree Acres as recorded in Map Book 23, Page 128 in the Office of the Judge of Probate, Shelby County, Alabama, thence leaving said East line, run North 23 degrees 57 minutes 25 seconds West along the East line of said Lot 3 for a distance of 197.15 feet to a set capped rebar stamped (GSA); thence run North 03 degrees 19 minutes 21 seconds West along said East line for a distance of 0.88 feet to a point; thence leaving said East line run North 50 degrees 54 minutes 28 seconds West and parallel to the South line of afore mentioned Lot 3 for a distance of 254.30 feet to a point; thence run North 82 degrees 15 minutes 04 seconds West for a distance of 173.02 feet to a found capped rebar stamped (K.B. Weygand) marking the Southwest corner of said Lot 3, said point also lying on the East line of afore mentioned Lot 4 thence run South 50 degrees 54 minutes 28 seconds East along the South line of said Lot 3 and the Easterly Line of said Lot 4 for a distance of 57ms 8.40 feet to the POINT OF BEGINNING. Said easement contains 37,441 square feet or 0.86 acres more or less.

Exhibit Attached Hereto.

The Purpose of this Easement:

The purpose of this easement is to ensure the maintenance of the Easement area in its natural, unimproved state. Furthermore, and to that end, the then owner of the Dominant Estate, together with his/her invitees and licensees, shall have the right to enter onto, and be on, that portion of the Servient Estate embraced by the Easement Description, by pedestrian means at any time for recreational purposes, and not for commercial purposes. The then owner of the Dominant Estate shall not at any time or for any purpose build, install or place any structures or improvements on that portion of the Servient Estate embraced by the Easement Description. The then owner of the Servient Estate shall not at any time or for any purpose build, install or place any structures or improvements on that portion of the Servient Estate embraced by the Easement Description. No third party shall build, install or place any structures or improvements on that portion of the Servient Estate embraced by the Easement Description at any time or for any purpose. However, the then owner of the Dominant Estate and the then owner of the Servient Estate may remove unnecessary brush and undergrowth from that portion of the Servient Estate that is embraced by the Easement Description in such reasonable manner that does not alter the unimproved, natural character of the Servient Estate. Any clearing conducted on the Servient Estate shall be consistent with then prevailing "Best Management



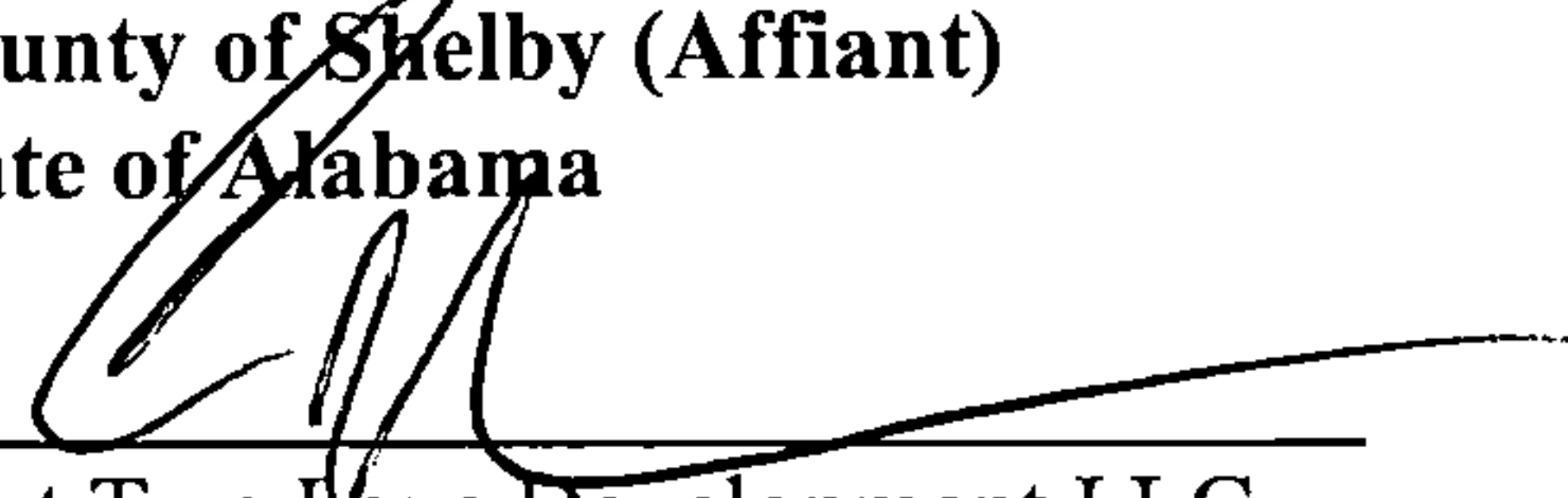
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Practices” for the forestry community/industry in Alabama.

Subject to, except and reserving, all interests held by any person or entity, including all reservations, encumbrances, exceptions, covenants, restrictions, taxes, dues, assessments, other charges (due or to become due), encroachments and any and all other interests whatsoever, regardless of whether recorded or otherwise.

On this day, Grantors by and through their representatives as set forth below, have signed the foregoing instrument.

County of ~~Shelby~~ (Affiant)
State of Alabama


Bent Tree Lane Development LLC
by Cooper F. Johnson, its Manager

County of Jefferson, State of Alabama: Before me, the undersigned authority, personally appeared **Cooper F. Johnson**, and after first being duly sworn, deposed and said that, being informed of the contents of the instrument, he, as such representative of the above entity and with full authority, voluntarily, executed the same as the act of said entity on the above date.


Notary Public
My commission expires: 4-19-2024

JESSICA E HAYES
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES APR. 19, 2024



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County of Jefferson, State of Alabama: Before me, the undersigned authority, personally appeared the above notary and after first being duly sworn, said notary, deposed and, in accordance with Alabama Code section 36-20-73.1, declared that this notarization was performed on August 10, 2021 at 11:08 a.m./p.m.; that the instrument is an Easement; that said notary, serving as such, notary, was at the time of the remote notarization located within the State of Alabama and that Cooper F. Johnson is personally known to said notary through the interactions between the notary and the affiant spanning multiple years.



Notary Public

My Commission expires: _____

DAVID C SKINNER
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV 15, 2022

DRAWING: #20-0274



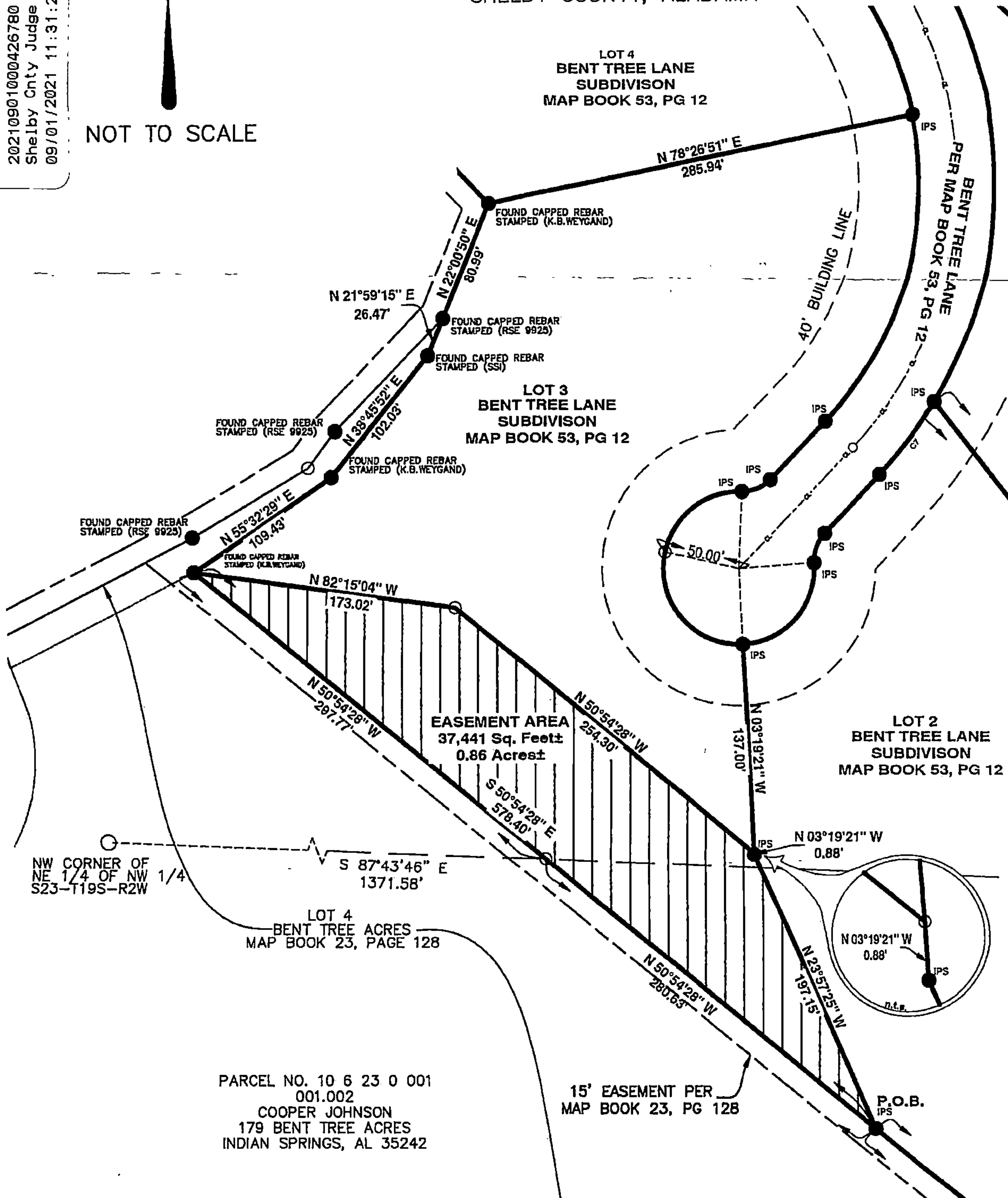
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NOT TO SCALE

EASEMENT AREALOT 3 BENT TREE LANE SUBDIVISON MAP BOOK 53, PAGE 12 EXHIBIT MAP

S 1/2 SECTION 14, TOWNSHIP 19 SOUTH, RANGE 2 WEST
N 1/2 SECTION 23, TOWNSHIP 19 SOUTH, RANGE 2 WEST
SHELBY COUNTY, ALABAMA



GSA
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